

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, March 16, 2011**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**Docket No. 11020010 SU: Latter-Day Saints Mormon Temple & Meetinghouse**

The applicant seeks the following special use approval for a temple and religious meetinghouse in a S2/Residence. Filed by Kerry Nielsen of the Church of Jesus Christ of Latter-Day Saints for Suburban Land Reserve, Inc.

Kerry Nielson, Dave Fetzor, Jeff Banning, Ryan Lindley were present for the petitioner. The site is located at the Southwest corner of 116<sup>th</sup> Street and Spring Mill Road, 48 acres. They are seeking approval for Phase I of their project which would include a temple and meeting house and will operate jointly (parking, maintenance, operations). The Temple would be used primarily on Friday and Saturday or with a scheduled appointment. The Meeting house would be used on Sunday with modest use during the weekdays. The utility building on the site will house power, water, gas, generators and transformer for use of both buildings.

**Joanie Clark-Vectren Energy**

-Passed out service request information

**Nick Redden-Carmel Engineering**

-Received plans, process of reviewing and will send a comment letter

**Greg Hoyes-Hamilton County Surveyor Office**

-Sent letter, no comment on use variance

-When get full civil drawings and drainage calculations will be reviewed at later date

**Ryan Hartman-Clay Twp. Regional Waste**

-Reviewed plans briefly, no issue with special use

-Once get more detailed plans, will work with Banning regarding the sanitary sewer

**Chris Ellison-Carmel Fire Department**

-Communicating with Ryan Lindley

-No comments at this time

-Reminder to maintain required clearance around fire hydrants and connections  
(no landscaping)

**Daren Mindham- DOCS-Environmental Planner**

-Needs a landscaping plan

-Preserve tree line on west, updated plans to be distributed today

**David Littlejohn- Alternative Transportation**

-Sent letter to Ryan

-Suggested to contact City Engineering office regarding the widening of the  
Right of Way

**Angie Conn-DOCS**

-Sent review comments, waiting on official response

**Ron Morris, Indianapolis Power and Light**

-Landscaping around utility building must allow for truck access and have 10 feet  
minimum clearance in front of door

-Generator Design to have auto transfer switch

-Meters will have own for each building with 3 phase power

-Poles may need to be moved depending on review by City Engineer

-Passed out contact information-IPL engineer for the area

END

**9:15 a.m.**

**Docket No. 11020012 SP Amend: Replat of North Augusta, Lots 20 & 29A**

The applicant seeks secondary (final) plat amendment approval to create 5 lots from 2, on 3.14 acres. The sites are located at 3802 W. 96<sup>th</sup> Street and 9640 N. Augusta Drive. They are zoned B-5 and B-7/Business, both within the US 421/Michigan Road Overlay Zone. Filed by Bill Niemier for Sand Capital IX, LLC.

Andrew Miller with Weihe Engineering and Bill Niemier with Sandor Development were present. Majority of issues have been worked through. However Petitioner is concerned with the request for them to install a sidewalk along 97<sup>th</sup> Street (north edge of Building to south edge of 97<sup>th</sup> Street) and the slope of the parcel not being a safe walking path. They are planning to enhance the landscaping on the plans. Independent water connections will be on each parcel. Bike parking will be included (bike path on parcel 5 has already been installed), they are currently working on the configuration of the sidewalk along 96<sup>th</sup> Street.

**Joanie Clark-Vectren Energy**

-No objections due to each parcel has access to the main road, having access to parcel

**Nick Redden-Carmel Engineering**

-No further comments regarding final plat

**Greg Hoyes-Hamilton County Surveyor Office**

-No comments regarding plat

**Ryan Hartman-Clay Twp. Regional Waste**

-No issue with plat

-Some sewer issues are being worked through (FYI...Lot 20A Septic Field for 20B)

**Chris Ellison-Carmel Fire Department**

-Will Temporary access off 97<sup>th</sup> Street (from N. Augusta improvement project) still exist?

-No, Highway Department will be replacing curb

**Daren Mindham- DOCS-Environmental Planner**

-Needs a revised landscaping plan

**David Littlejohn- Alternative Transportation**

-Suggested to contact City Engineering office regarding the sidewalk connection on 97<sup>th</sup> Street and possibly doing a contribution to the Thoroughfare Fund rather

than installing the sidewalk

-Will send recommendation for the 96<sup>th</sup> Street Sidewalk configuration

**Angie Conn-DOCS**

-Waiting on response from the review comment letter

**Ron Morris, Indianapolis Power and Light**

-Service easements are already in place

-Passed out contact information

END

**9:30 a.m.**

**Docket No. 11020013 DP/ADLS: Woodland Terrace CCRC**

The applicant seeks site plan and design approval for a continuing care retirement community (CCRC) on 7 acres. The site is located at 136<sup>th</sup> Street and Pro Med Land, and is zoned B-6/Business, within the US 31/Meridian Street Overlay. Filed by Charlie Frankenberger of Nelson & Frankenberger, on behalf of Justus Homes, Inc.

Jon Dobosiewicz and Jim Shinaver with Nelson and Frankenberger, Chris White with Site Solutions, Walt Justus and Scott Jeske with Justus Homes, Rich Kelly and Rick Reynold with EMH&T, Bill Moltor and Dan Ware with Inter Design were present for the Petitioner. Gary Doxtater and Phil Pirkle were present from the Public. The Petitioner is seeking approval for a development plan for a retirement community. Previously this site was approved for an office building complex and at one time a hotel. Access to the Site will have 2 connections off Pro Med Drive along with a driveway cut off Smokey Row Road for access for emergency vehicles and to a delivery dock.

**Joanie Clark-Vectren Energy**

- Gas services will be needed
- Passed out service request information

**Nick Redden-Carmel Engineering**

- Passed out comment letter to Petitioner

**Greg Hoyes-Hamilton County Surveyor Office**

- Sent letter, not in their watershed

**Ryan Hartman-Clay Twp. Regional Waste**

- Project falls outside jurisdiction

**Shirley Hunter-Duke Energy**

- Requested for electrical meter to be on outside of building
- Meter not allowed in a screen area, would need approval from Duke Management
- 3 Phase connection to building, 185 meters (one each unit) plus one common
- Passed out contact information

**Chris Ellison-Carmel Fire Department**

- Met prior to meeting, have a minor adjustment to fire connection location

**Daren Mindham- DOCS-Environmental Planner**

- Needs a revised landscape plan
- Met on March 8<sup>th</sup> to review tree preservation and access to that area

**David Littlejohn- Alternative Transportation**

- Letter to Rick, no further comments

**Angie Conn-DOCS**

- Sent review comment letter, waiting on response

**END**

**9:45 a.m.**

**Docket No. 11020014 TAC: Veolia Indianapolis White River North Water**

The applicant seeks Technical Advisory Committee approval to add a UV Disinfection Facility. The site is located at 11825 River Road. The site is zoned S-1/Residence and lies within the Flood Hazard District. Filed by Robert Willet of Black & Veach for Indianapolis Dept. of Waterworks.

Matthew Klein of Indianapolis Water, Bryan Weese and David Adams of Bingham McHale, Bob Willet and Ben Knoup of Black and Veach, and Dan Reidy of Veolia were present. They are seeking approval to update the current water treatment plant by adding an ultraviolet disinfectant. Currently it is disinfected by a chlorine and ammonia treatment. New enhanced US EPA (Environmental Protection Agency) regulations are requiring the treatment plant to be updated prior to April 1, 2012. They are seeking the approval now so they can start the construction bidding process. This will be a self-contained, stand alone building and to match the architecture to the existing building on site.

**Joanie Clark-Vectren Energy**

-No gas services needed, no comments

**Nick Redden-Carmel Engineering**

-Still reviewing plans, comment letter will be sent

-Received some comments from Gary Duncan

**Greg Hoyes-Hamilton County Surveyor Office**

-Sent letter, no comments

**Ryan Hartman-Clay Twp. Regional Waste**

-Project falls outside jurisdiction

**Shirley Hunter-Duke Energy**

-Passed out contact information

**Chris Ellison-Carmel Fire Department**

-Additional training for firefighters and if any hazard materials to be kept in the building? - TBD

-Suggested to check with Homeland Security-Fire Building Services, to see if they need any permits filed with their office

**Daren Mindham- DOCS-Environmental Planner**

-Sent comments to Ben

-Restore landscaping that was present before the construction project a few years ago

**David Littlejohn- Alternative Transportation**

-Sent letter to Robert, no further comments

-Offered to speak with Mike Hollibaugh and Mike McBride in regards to Petitioner Awarding 50 feet of Right of Way for Greenway Trail to allow for connection to Park

**Angie Conn-DOCS**

-No additional comments

**END**